

CARUSO HOMES

2120 BALDWIN AVE. SUITE 200
CROFTON, MD 21114

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"KINGSPORT- MD1.0014 SAVOY"

Savoy Residence

'KINGSPORT' Square Footages		
FINISHED	Area	Square Footage
	First Floor	2723 SF
	STD. Second Floor	2162 SF
	Total (First + STD. Second)	4885 SF
	2-Car Garage	442 SF
	2-Car Detached Garage	576 SF

625 Weller Drive
Elev. 34
-2 car garage front load
-2 car garage side load
-Fireplace

Fin Bsmt w/ Rec, Hobby, Bath,
mechanical

Total Beds- 5; Total Baths: 5

*13 Rooms total

Match OSDS.
GBDR. g& 11/9/22

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REVISIONS		
DATE	COMMENTS	BY
06-20-2022	MD1.0014 - SAVOY RESIDENCE	DRW
07-13-2022	CLIENT REVISIONS	DRW
08-19-2022	CLIENT REVISIONS	RC

BUILDING CODE COMPLIANCE: 2021 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
ENERGY CODE COMPLIANCE: 2021 IECC PRESCRIPTIVE & MANDATORY REQUIREMENTS

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN & CONTINUOUSLY SHEATHED
W/ 7/16" WOOD SHEATHING

FLOOR FRAMING TO BE 11-7/8" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

2021 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: HOWARD COUNTY, MARYLAND													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termites					
40 PSF	115	NO	NO	NO	A	SEVERE	30"	MODERATE TO HEAVY	20° F	YES	SEE FLOOD MAPS	1500	55° F

Professional Certification
I hereby certify that these documents
were prepared or approved by me, and
that I am a duly licensed
professional Architect under the laws
of the State of Maryland.
license number 58021
expiration date 04-03-2024

STRUCT. REVIEW	mm-dd-yy
PROJECT REVIEW	0620-22



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Ellicott City, MD 21043
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GENERAL NOTES

- ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.
- All construction shall be classified as One- and Two-Family Dwellings and comply to the 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.
- All construction shall comply to the 2021 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).
- These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.
- These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.
- These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.
- The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.
- The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.
- These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.
- In the event certain features of construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Habitable space, hallways, bathrooms, laundry rooms, toilet rooms and portions of basements containing these spaces shall have a minimum ceiling height of 7'-0", except as required by code.
- Portions of basements that do not contain habitable space shall have a minimum ceiling height of 6'-8" except beams, girders, ducts or other obstructions may project to within 6'-4" of the finish floor.
- Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.
- These drawings do not include structural details.

DESIGN LIVE LOADS

- RECOMMENDED MINIMUMS:
- Roof 30 PSF (40 PSF per JURISDICTION)
- Sleeping Floors 30 PSF
- Living Floors 40 PSF
- Attic Floors 30 PSF
- Exterior Decks 40 PSF
- Garage Slabs 50 PSF
- Exterior Balcony's 40 PSF
- Stairs 40 PSF
- Individual trade designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.
- Guard Rails 200 LB
- A single concentrated load applied in any direction at any point along the top.

SITE

- GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.
- Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering may be required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.
- In lieu of a complete geotechnical evaluation, load-bearing values per Table R402.4.1 shall be assumed.
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1-1/2" dia. bleeder pipes through mid-line of footing at 8' o.c. (max.). Typically, drains shall be lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply with local codes.

STAIR NOTES

- INTERIOR and EXTERIOR STAIRS:
- All stairs shall comply with the code and all local amendments.
 - Minimum finish width: 36"
 - Minimum finished headroom height: 6'-8"
 - Maximum riser height to be 7 3/4" or per local code.
 - Minimum tread depth to be 10" or per local code.
 - Maximum space between balusters to be 4" or per local code.
 - Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.
- Stair landings shall be a minimum of 36" x 36" finished.
- Stairways with (3) or more risers are required to have a handrail.
- Guard rails:
 - Porches, balcony's or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.
- The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

- Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/ foundation may vary according to local site or frost conditions.
- All interior concrete slabs 30'-0" or greater in any direction shall have 6"x6"x10 welded wire mesh or control joints. Monolithic turned down slabs for Townhouses shall have a control joint between units when required by local code.
- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.
- Foundation walls of habitable space located below grade shall be water-proofed using materials and methods approved by the local building jurisdiction.

Type of Concrete Construction	Minimum Specified Compressive Strength
Footings	3,000 PSI
Interior Basement Slabs	3,000 PSI
Foundation Walls	3,000 PSI
Garage / Exterior Slabs (as per local code)	3,500 PSI

- The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with local code.

MASONRY

- The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following for un-reinforced walls where unstable soil or ground water conditions do not exist:
- Type of Wall: Height of Fill:
- 8" CMU 4'-0"
- 12" CMU (hollow) 5'-0"
- 12" CMU (solid) 6'-0"
- 8" Poured Concrete 5'-0"
- 10" Poured Concrete 7'-0" (as per local code)
- Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.
- All backfill shall consist of sand and/or gravel.
- Top courses of CMU foundation walls shall be filled solid, including the courses under any steel beam or corbelled CMU, as per local code.
- Stone and Masonry veneer shall be attached and anchored in accordance with Section 103 (with Amendments).
- The masonry contractor is responsible for the design and construction of all masonry work. All work shall comply with local codes.

SPECIALTIES

- Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.
- Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide over/low pans and drains for wet appliances when located above a finished space.
- Provide a 22"x30" (Min) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.
- Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.
- The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.
- The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

- Insulation for slab-on-grade construction shall begin at the inside intersection of the slab and foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally under the slab.
- Compressible slab sealer material shall be installed under all mud sill plates (foundation wall and wood floor systems) and sole plates (slab-on-grade).
- R-value: Thickness: Location:
- R-5 2" Duct insulation in uncond. sp.
- R-10 Slab insulation at Perimeter
- R-11 (blanket) 3.5" Basement Walls - Unfinished
- R-13 3.5" Basement Walls - 2x4 Finished
- R-13 + 5 3.5" 2x4 Walls - Exterior
- R-21 5.5" 2x6 Walls - Exterior
- R-19 6.25" Crawl space / Floors exposed to unconditioned space
- R-38 C 10.25" Vaulted Ceiling
- R-49 15" (min) Ceiling (w/ Energy heel)
- R-60 15" (min) Ceiling (w/ standard heel)
- When using blown insulation, apply as required by manuf. specs.
- R-value as per local code.
- ResCheck may be used as a compliance alternative.
- Provide soffit vents, ridge vents, or gable and vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.
- A water-resist. barrier shall be installed on all ext. walls, per code.
- Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall (as per local code).
- Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.
- All miscellaneous penetrations during construction shall be patched and repaired according to manuf.'s specs. and per local code.
- The roofing contractor is responsible for the design and construction of all roofing. All work shall comply with local codes.

METAL

- Straps/bolts shall be per code and building inspector approved:
 - Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
 - 1/2" bolts spaced per code.
 - Straps spaced per code or per manuf.'s spec.'s
- Galvanized metal brick ties shall be installed as per local codes.
- Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.
- All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:
 - Wideflange = ASTM A992, Fy = 50 ksi
 - Plates and Angles = ASTM A36
 - HSS Round ASTM A513, Grade B Fy = 35 ksi

WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.
- Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:
 - At the intersection of Kitchen bulkhead and wall.
 - At the top of all heat chases.
 - At bathtub trap openings.
 - 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.
- LVL Beams: 1-3/4" wide - 20E Microlam LVL
- LVL Beams: 3-1/2" wide - 155E Timberstrand LVL
- PSL Beams: 3-1/2" wide - 20E Parallam PSL
- PSL Columns: (as noted) - 18E Parallam PSL Columns
- All walls to be 24" o.c. (stud thickness per plan), minimum 6FF stud grade unless otherwise noted. Interior non-load bearing partitions may be 24" studs at 24" o.c.
- All interior and exterior load bearing walls shall have lapping top plates where walls intersect.
- All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.
- Provide bearing at all structural members as required by code.
- Provide floor and wall blocking as shown on framing plans as required by local codes.
- See drawings for type of floor construction.
 - Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.
- All materials shall be installed per manufacturers specifications and per applicable local codes.
- Floor assemblies such as manufactured I-Joist or open web joists, other than minimum 2x10 dimensional lumber or structural composite lumber, located directly over a space that is not protected by an automatic sprinkler system shall be protected by 1/2" gypsum board to the underside of the TJI floor framing members, or other code approved method.

TABLE 103.1.3 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER ^{a,b,c}				
SIZE OF STEEL ANGLE ^{d,e} (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS ^c
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 3/16	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
2-6 X 3 1/2 X 5/16	20'-0"	12'-0"	9'-6"	4

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- Long leg of the angle shall be placed in the vertical position.
- Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
- Steel members indicated are adequate typical examples. Other steel members meeting structural design requirements may be used.

WINDOWS and DOORS

- Provide safety glazing as required by local code.
- All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.
- Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft², or per local code.
- Window sill height shall be a minimum 24" above finished floor at all sills greater than 12" above finished grade, or per local code.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.
- Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1501.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Each sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Install programmable thermostats.
- Smoke detectors and Carbon Monoxide detectors:
 - Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
 - Provide Smoke detectors at each sleeping room.
- Not less than 90% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or not less than 90% of permanently installed lighting fixtures shall contain only high-efficiency lamps.
- Sprinkler system (when required) shall be NFPA-13D, installed per manufacturers specifications and recommendations and per all applicable local codes.

2021 IRC - 2021 IECC

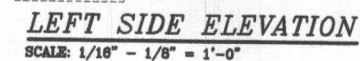
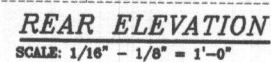
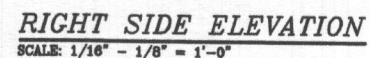
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GENERAL NOTES - 2021
SCALE: 1"=4' (3/4"=2'-2 1/2")
U.N.C. 1"=8' (1/2"=4')
DATE: 07-12-22
DRAWN: DRW
CHECKED: JRM
TITLED: CARUSO HOMES
KINGSPOINT- MD1.0014 SAVOY

date	revision	by

SHEET #
2.0
Professional Certification
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License number: 5621
Expiration date: 04-08-2024



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content

ELEVATION 34

content	ELEVATION 34	
scale: 1"=4'	(34=22)	file:
U.N.O. 1"=8'	(17x11)	3.94
	drawn: DRW	date: 07-12-22

CARUSO HOMES

KINGSPORT- MD1.0014 SAVOY

date	revision	by
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date	revision	by

1

3.34

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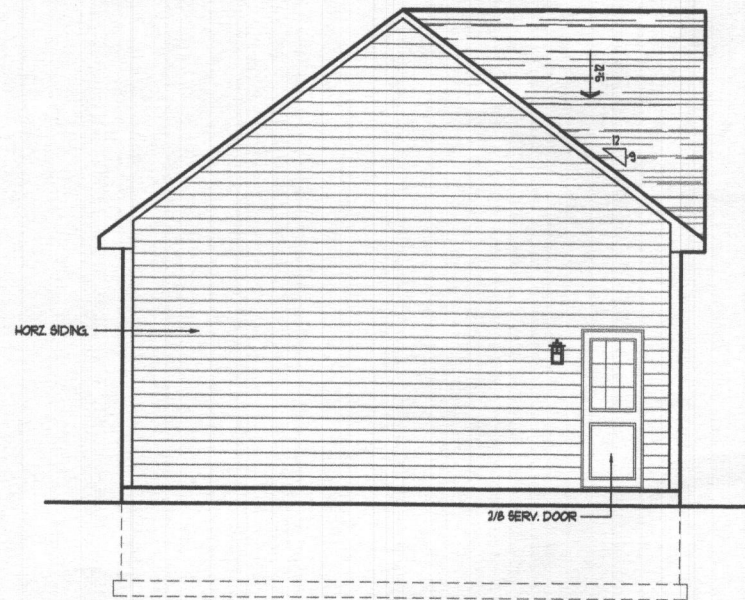
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expiration date 04-09-2024

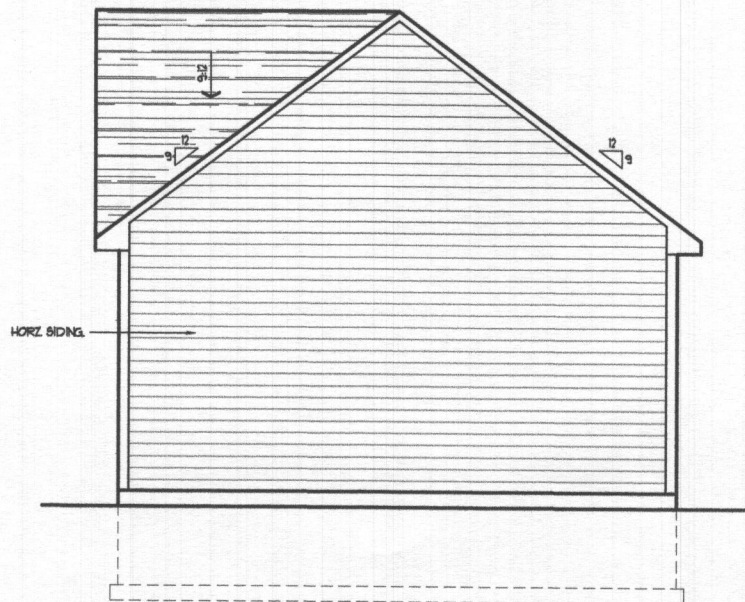
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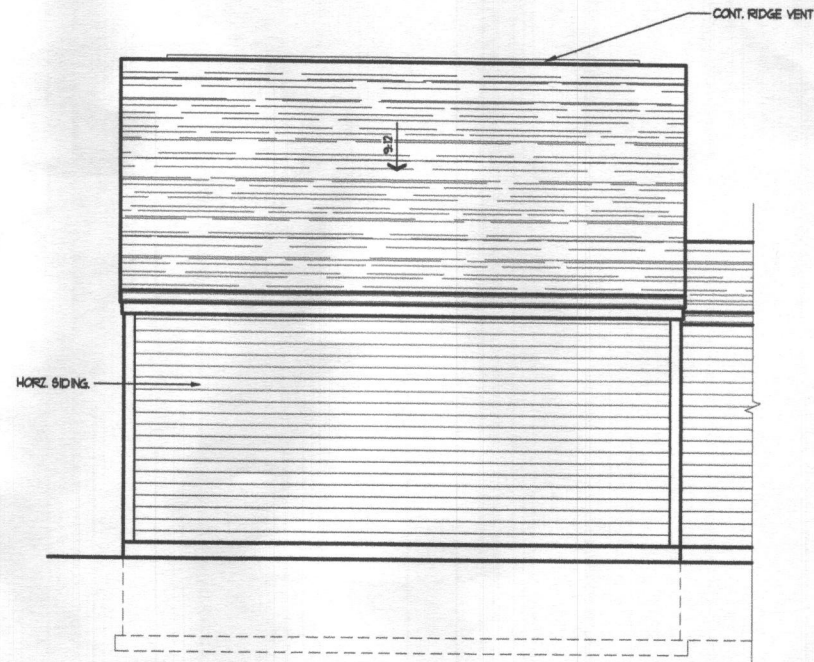
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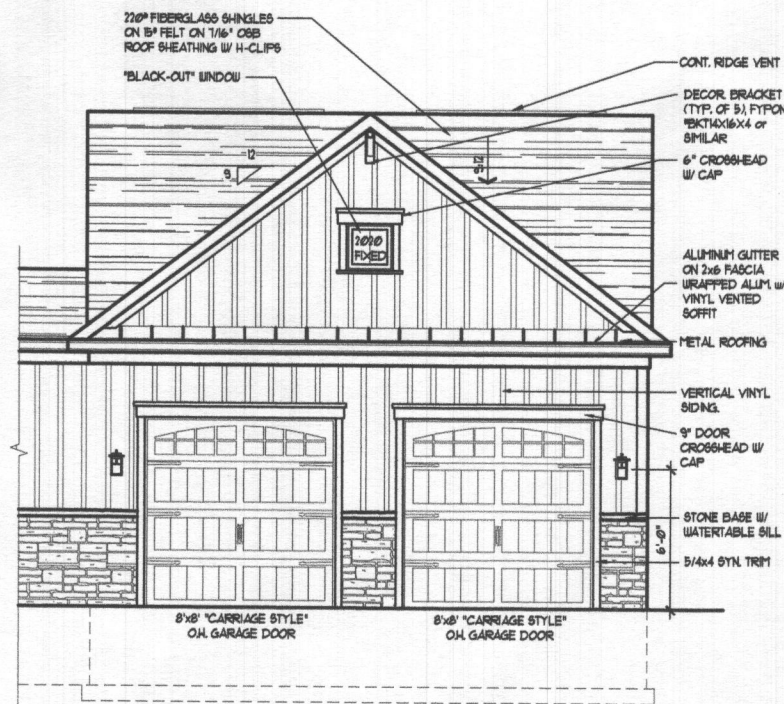
LEFT ELEVATION
SCALE: 1/8" - 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" - 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" - 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" - 1/4" = 1'-0"

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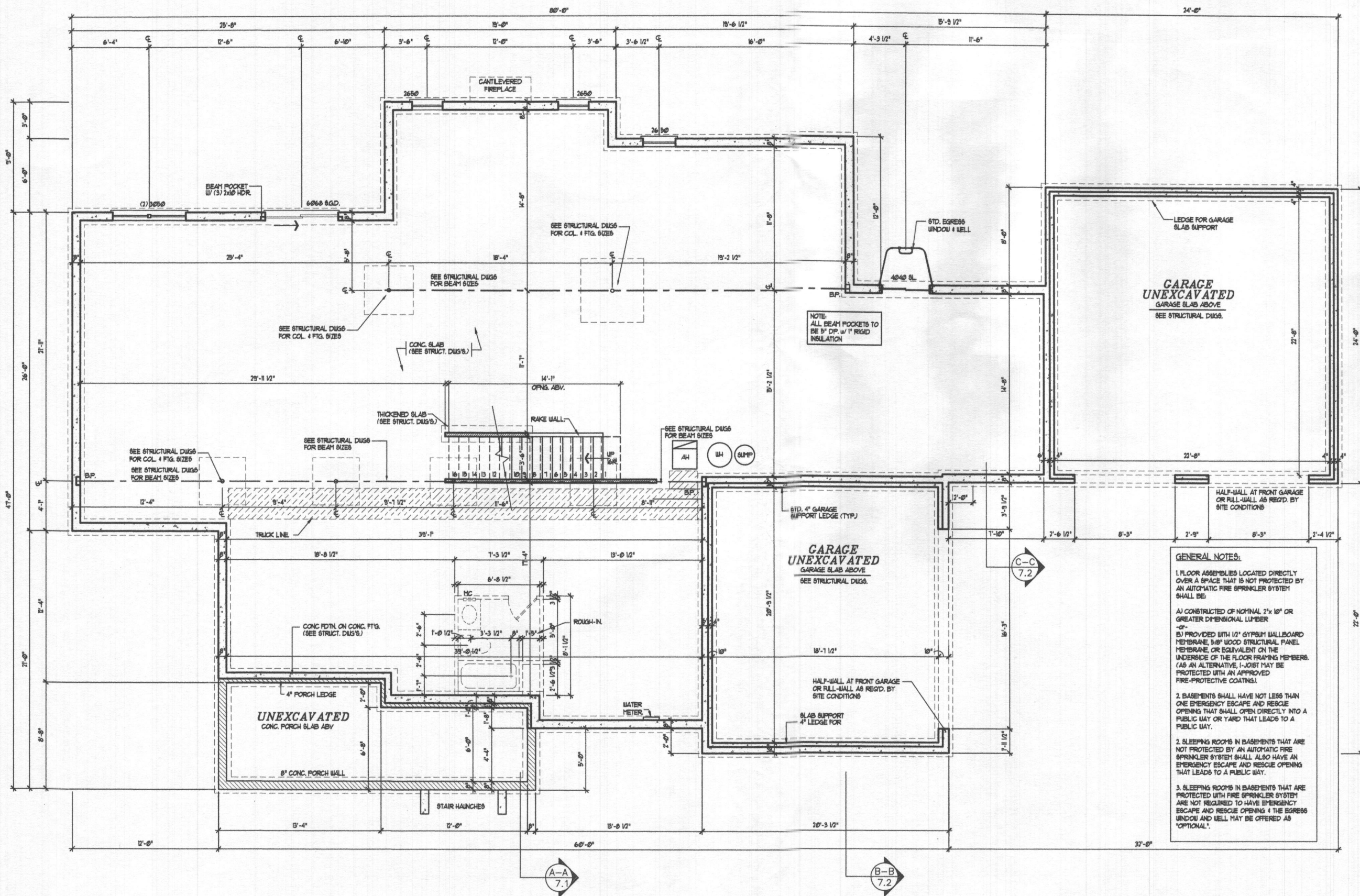
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content: DETACHED GARAGE ELEVATIONS
scale: 1" = 4' (34x22) file: 3.34A date: 07-12-22
U.N.O. 1" = 8' (17x11) 3.34A drawn: DRW
CARUSO HOMES
KINGSPORT- MD1.0014 SAVOY

date	revision	by

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3.34A

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I hereby certify that these documents were prepared by me, and that I am a duly licensed Professional Architect under the laws of the State of Maryland.
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expiration date 04-05-2024



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

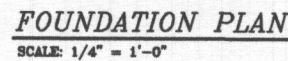
- GENERAL NOTES:
- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:
A) CONSTRUCTED OF NOMINAL 2"x10" OR GREATER DIMENSIONAL LUMBER.
B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBERS. (AS AN ALTERNATIVE, JOIST MAY BE PROTECTED WITH AN APPROVED FIRE-PROTECTIVE COATING.)
 - BASEMENTS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR YARD THAT LEADS TO A PUBLIC WAY.
 - SLEEPING ROOMS IN BASEMENTS THAT ARE NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL ALSO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING THAT LEADS TO A PUBLIC WAY.

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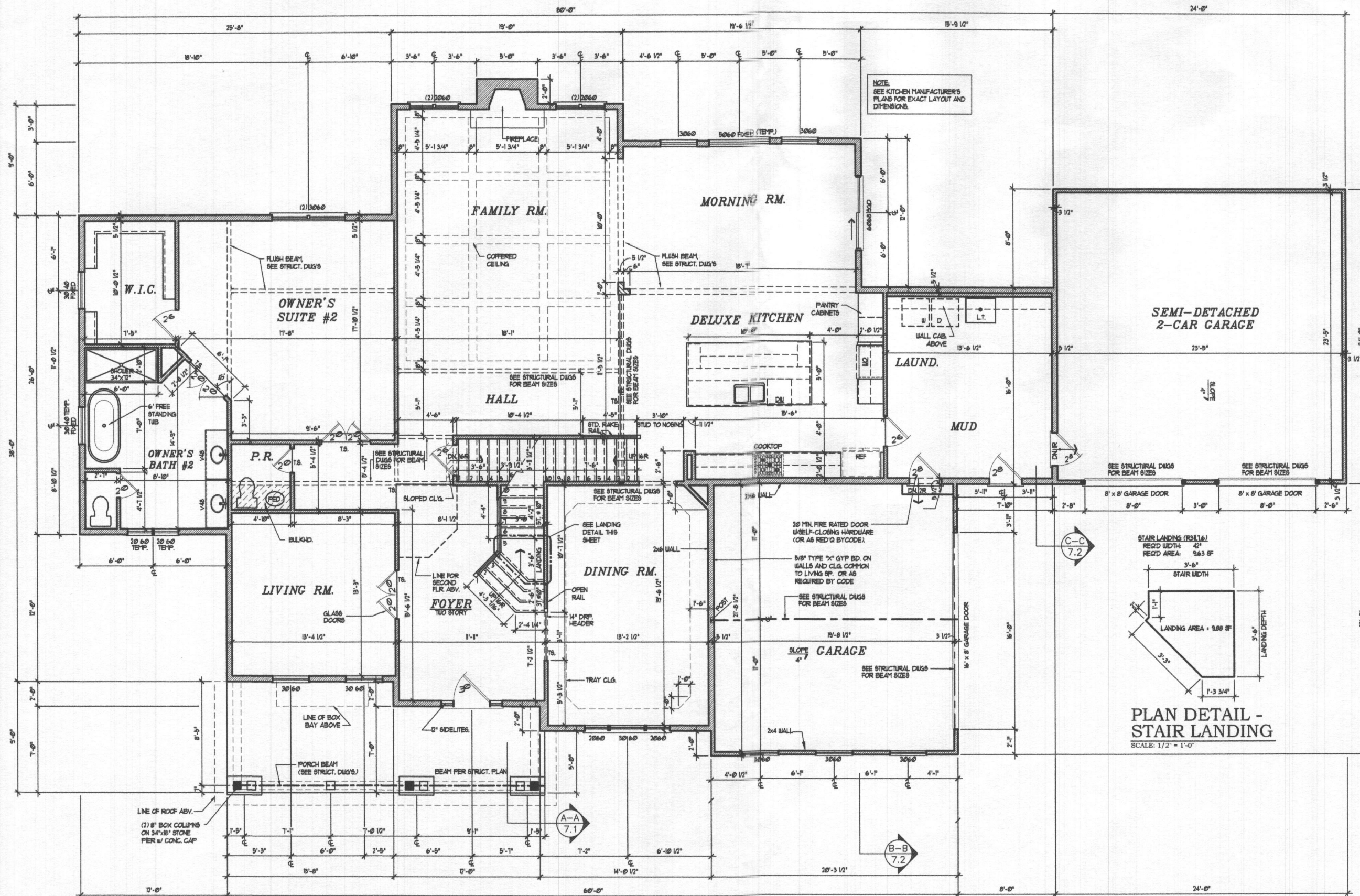
FOUNDATION PLAN
content
scale: 1/4" = 1'-0" (34x22) file: 07-12-22
U.A.O. 1'-0" (17x11) 4.1
drawn: DRW
date: 07-12-22
CARUSO HOMES
KINGSPORT- MD1.0014 SAVOY
title

date	revision	by
9-21-22	STRUCTURAL CORR.	RC

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4.1
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Home number 0021
expiration date 04-08-2024



File Name: Z:\CLIENT\CARUSO_CUSTOM\CA_90_0014\SHEETS\4.2.DWG



FIRST FLOOR PLAN
SCALE: 1/8" = 1/4" = 1'-0"

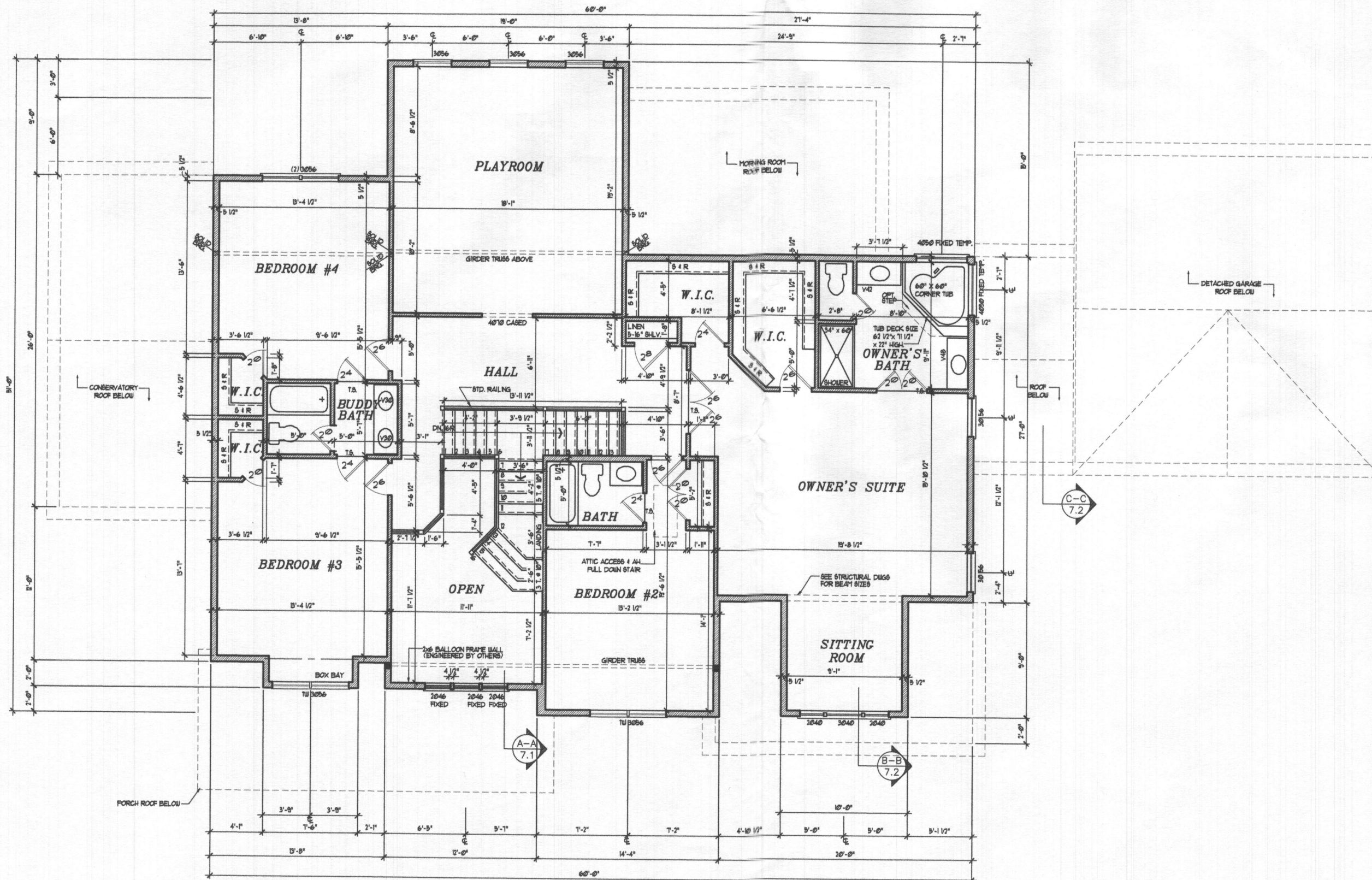
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FIRST FLOOR PLAN
content
scale: 1" = 4' (34x22) file:
U.N.O. 1" = 8' (77x71) 5.1
drawn: DRW date: 07-12-22
CARUSO HOMES
KINGSPOINT- MD1.0014 SAVOY

date	revision	by

SHEET #
5.1



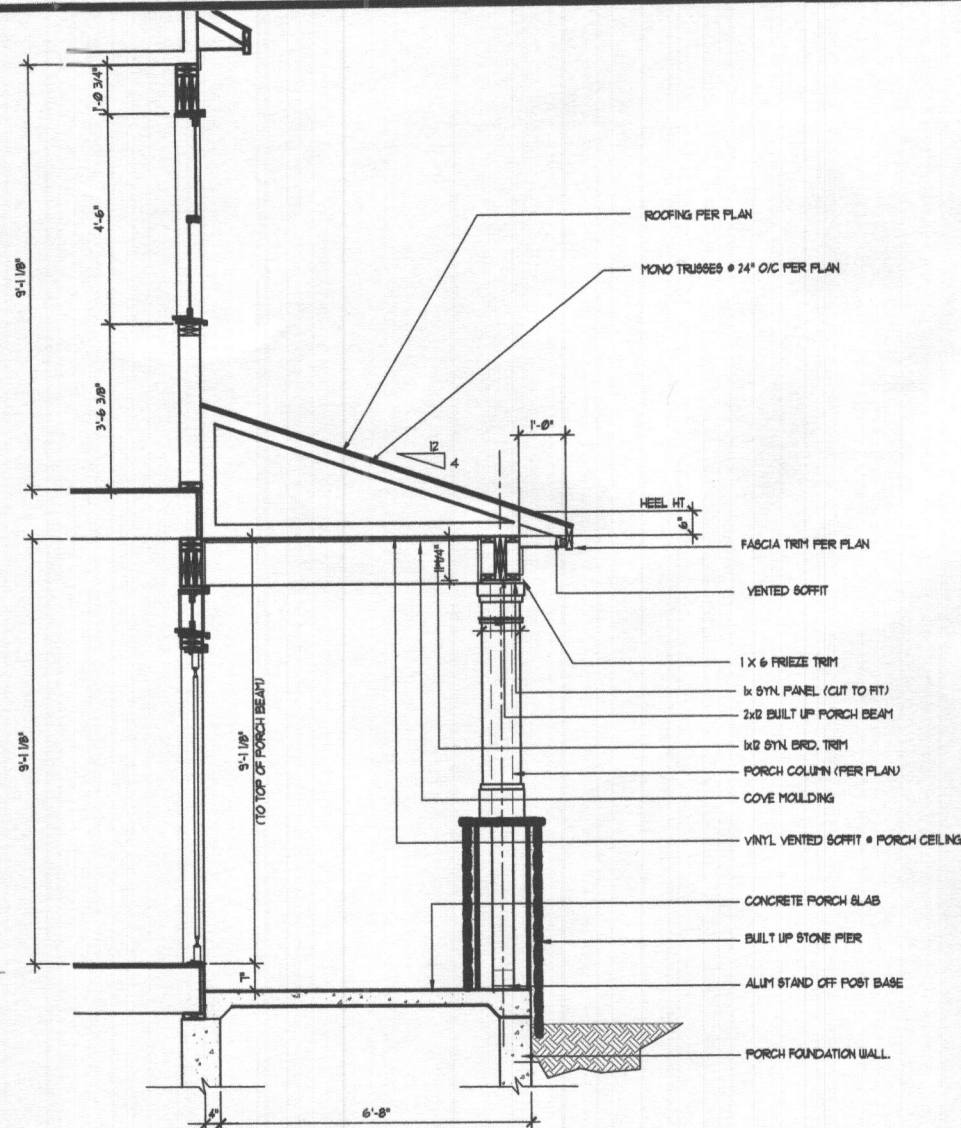
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN
content
scale: 1" = 4' (34x22) file: 07-12-22
U.N.O. 1" = 8' (17x11) 6.1
drawn: DRW
date: 07-12-22
title: CARUSO HOMES
KINGSPORT- MD1.0014 SAVOY

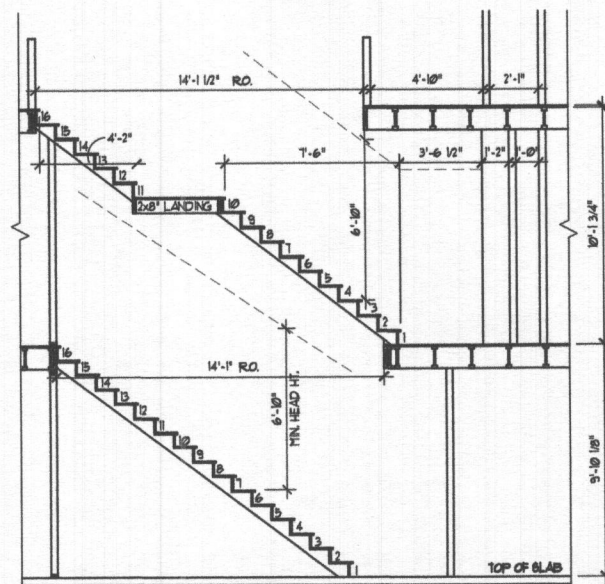
date	revision	by

Professional Certification
I hereby certify that these documents were prepared or reviewed by me, and that I am a duly licensed architect under the laws of the State of Maryland.
license number 5561
expiration date 04-05-2024
SHEET #
6.1
File Name: Z:\CLIENT\CARUSO_CUSTOM\CA_001_0014\SHEETS\6.1.DWG



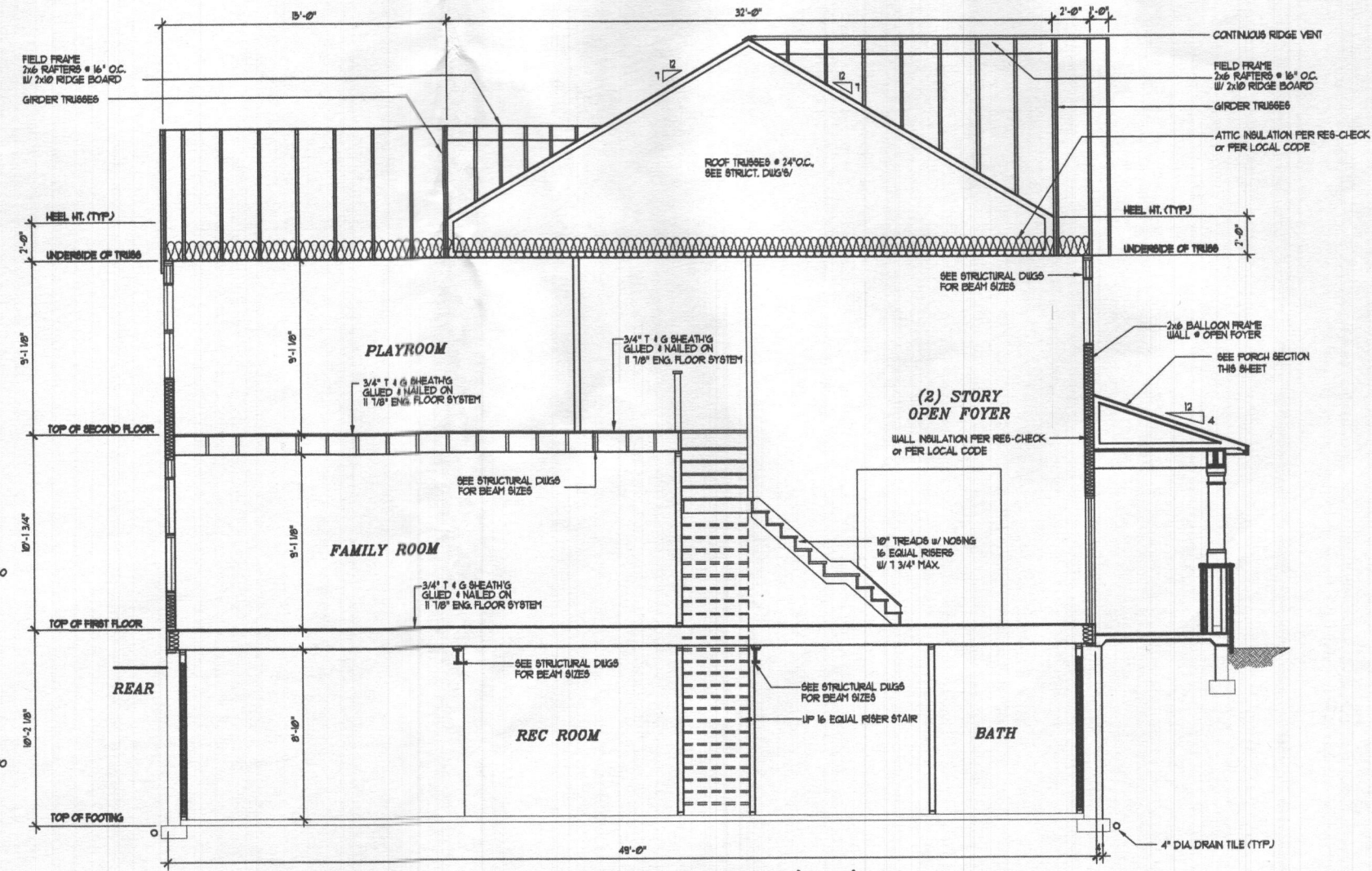
SECTION @ PORCH

SCALE (17x11): 1/4" = 1'-0"
SCALE (3+X22): 1/2" = 1'-0"



STAIR SECTION

SCALE: 1/4" = 1'-0"



BUILDING SECTION 'A-A'

SCALE: 1/4" = 1'-0"

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content: BUILDING SECTION A-A
scale: 1/4" = 1'-0" (3+X22) 1/2" = 1'-0" (17x11)
date: 07-12-22
drawn: DRW
title: CARUSO HOMES
KINGSPOINT- MD1.0014 SAVOY

date	revision	by

SHEET #
7.1
Professional Certification
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license number: 0001
expiration date: 04-05-2024